

Hi

This is to let you know that there will be a meeting on **THURSDAY 18th MARCH** next week at 2pm in the CLF Art Cafe 133 Rye Lane, SE15 about the proposed development on the corner of Bournemouth Road and Rye Lane.

Peckham Vision and The Peckham Society will give some illustrated presentations about the historic buildings and how they could be reused without demolition to produce modern buildings to enhance the town centre and fit in with the emerging organic developments on the overall 'Copeland Cultural Quarter' site.

We are inviting the owners of the corner site and the adjacent sites so that we can start the discussion we have long asked the Council to encourage (but has failed to do) for an integrated plan for the overall site. Please come if you are available and find out more and join the creative discussion on this important area of central Rye Lane.

There will be teas/coffees from 1.45am. Meeting 2pm - 3pm followed by a short break for tea and further discussion for about half an hour or so. Please see further background below. Let me know if you can come

Peckham Vision

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## **FURTHER BACKGROUND**

The planning application to demolish the two historic buildings and replace with an 8 storey block of flats was recently refused. Some information on the application can be seen here <http://www.peckhamvision.org> and this links to the Council's report and decision.

The Council's report also said (para 96)

**\*\*... perhaps the inability of this scheme to mitigate against its impacts upon the community, are an indication that the form of proposed development is inappropriate at this time, and alternative opportunities should be investigated, or else development delayed until the market represents better opportunities for the development.\*\***

Peckham Vision's comments on the application included this:

**\*\*... In spite of the blight caused by the TfL plan to locate the tram depot here, organic developments have continued in the Copeland Industrial Park resulting in the growth of important cultural and small business enterprises. These have demonstrated the significant potential for this part of Peckham Town centre in the life of the town centre as a whole. ... Peckham Vision asked that the Council's Peckham Area Action Plan should include an overall framework plan for the site which lies between Copeland Road, Bournemouth Road and Rye Lane ... We submitted an indication of the outline of such a framework, a copy of which is attached to this letter. This indicates that considerable progress has already been made in developing such an approach...**

We believe that this needs to be completed as soon as possible to provide the right planning context for a redesigned development on the applicant's site... We therefore ask that the Council encourage the applicant to withdraw the current application and to work with the other property owners and occupiers on the adjacent sites, and in liaison with the Council and its work on the PNAAP, to enable a redesigned proposal which meets the Council's UDP criteria for developments in Peckham and enables this site to fit within the overall plans which are emerging for this important part of the town centre and Rye Lane.\*\*

*End of Peckham Vision comments*

The Council is taking no action on these requests. The meeting on 18th March has therefore been initiated to attempt to begin those discussions.

Peckham Vision's integrated outline plan for this area is attached. Number 22 is the site on the corner of Bournemouth Road and Rye Lane.